



- Four/Five Bedroom Town House
- Offering Ample Accommodation Over Three Floors
- Highly Sought After St Marys Location - Close To The Town Centre
- First Floor Living Room With Juliet Balcony
- Three Bathrooms And Downstairs Cloakroom
- Garage And Parking
- No Onward Chain !

109 St Marys Fields, Colchester, Essex. CO3 3DD.

Conveniently located in the ever popular 'St Mary's' in Colchester is this substantial four/five bedroom town house positioned within a stones throw from the 'hustle and bustle' of Colchester's Town Centre with its vast variety of local shops and restaurants. The property is also within walking distance to mainline stations with links to London Liverpool Street and within striking distance of the highly sought after Lexden school catchments. The current owners present the property in beautiful condition throughout and offers any prospective purchaser and easy and maintenance free lifestyle.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

With radiator, understairs storage cupboard, large storage cupboard, doors to;

WC

With obscure window to front, heated towel rail, close coupled WC, wash hand basin.

Inner Hallway

With spotlights, wood effect flooring, open to;

Kitchen/Diner



14' 7" x 14' 1" (4.45m x 4.29m) With double glazed window to rear, door to rear, radiator, a fitted kitchen consisting of matching eye level and base units with drawers and granite work surfaces over, gas rangemaster cooker, inset one and a half sink and drainer, integrated dishwasher and washing machine.

First Floor

Landing

With storage cupboard, stairs to second floor, doors to;

Lounge



17' 4" x 14' 8" (5.28m x 4.47m) With two double glazed windows to rear, French doors to juliet balcony, radiator, wood flooring, TV point.

Study/Office



11' 10" x 7' 11" (3.61m x 2.41m) With double glazed window to front, radiator.

Bedroom Two



16' 1" x 12' 8" (4.90m x 3.86m) With double glazed window to front and rear, two radiators.

Property Details.

Shower Room

With obscure window to rear, heated towel rail, close coupled WC, shower cubicle.

Second Floor

Second Floor Landing

With airing cupboard and doors to;

Bedroom One



16' 11" x 12' 8" (5.16m x 3.86m) With double glazed window to front and rear with shutters, radiator, built in wardrobes, door to en-suite bathroom.

En-Suite Bathroom



With Velux window, heated towel rail, close coupled WC, wash hand basin, panelled bath, part tiled walls.

Bedroom Three

12' 5" x 8' 0" (3.78m x 2.44m) With double glazed window to front, radiator.

Bedroom Four

12' 0" x 8' 8" (3.66m x 2.64m) With double glazed window to rear, radiator.

Family Bathroom



With obscure double glazed window to rear, heated towel rail, close coupled WC, wash hand basin, bath with shower over.

Outside

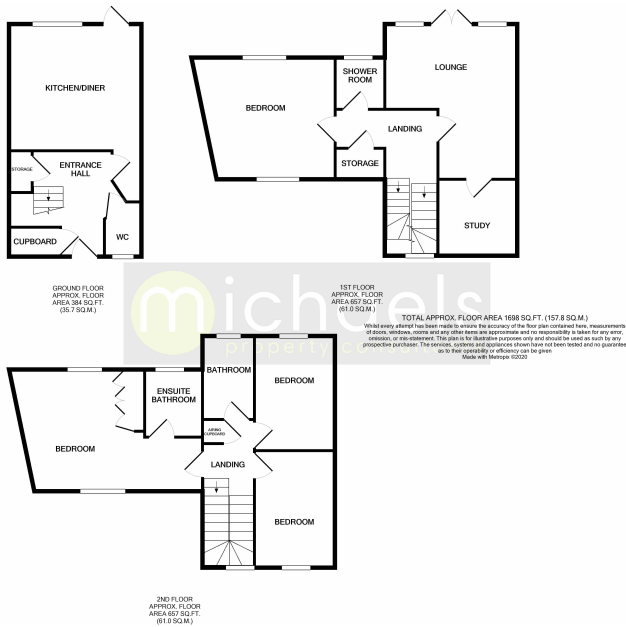
Rear Garden



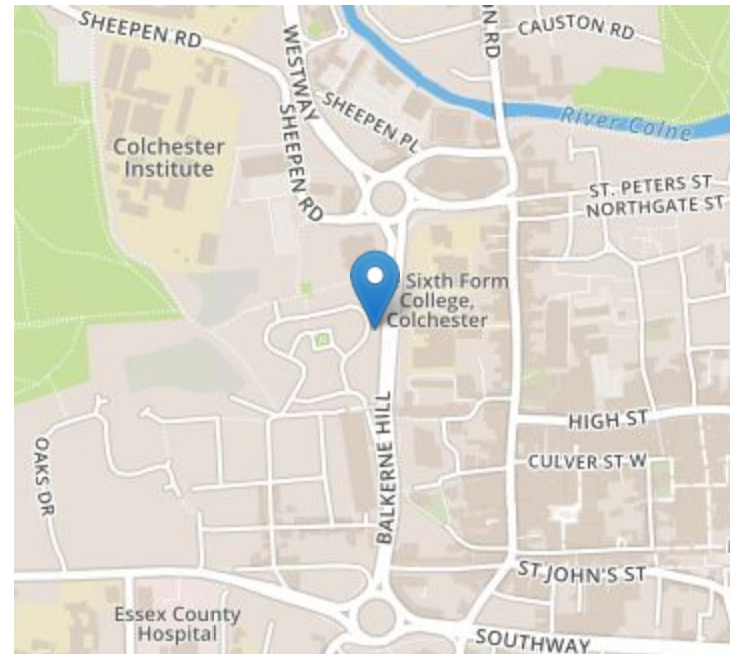
The rear garden has been landscaped and now offers a low maintenance lifestyle and is a sun trap in the summer months. There is gated rear access which leads to the off road parking and the single garage.

Property Details.

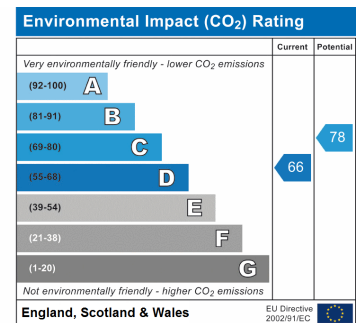
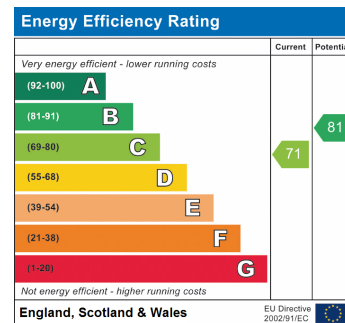
Floorplans



Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.